

Prepared by:
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2309 Oliver Road
Monroe, LA, 71201
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Emily Kaye Courteau Bar# 100570

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**Substitute Trustee's Deed
Indexing Instructions**

Part of the SE 1/4 of Section 21, T 2 S, R 8 W, DeSoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020

GRANTEE:
Federal National Mortgage Association c/o
Wells Fargo Bank, NA
8480 Stage Coach Circle
Frederick, MD 21701
800-662-3806

WHEREAS, on the 13th day of March, 2009 and acknowledged on the 13th day of March, 2009, Miller L. Weston, surviving joint tenant of that certain Grant Deed recorded May 11, 1998 in Book 333 Page 268 the other Joint Tenant having died April 13, 2005, executed and delivered a certain Deed of Trust unto William H. Glover, Jr., Trustee for Wells Fargo Bank, NA, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 3010 at Page 227; and

WHEREAS, on the 4th day of November, 2010 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3240 at Page 231; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated November 15, 2010 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 14th day of December, 2010, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 14th day of December, 2010, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

The land described herein is situated in the State of Mississippi, County of DeSoto, and is described as follows: 0.5432 acres in the Southeast Quarter of Section 21, Township 2 South, Range 8 West, DeSoto County, Mississippi described as commencing at the intersection of the center line of Tulane Road with the center line of Nesbit Road a point commonly accepted as the Southeastern corner of said Section 21; thence run South 89 deg. 45 minutes 29 seconds West a distance of 353.44 feet to a point in the center line of said Nesbit road; thence run North 00 deg. 45 minutes 56 seconds West a distance of 40 feet to a point in the North right-of-way of said Nesbit road and the point of beginning of the herein conveyed tract; thence North 3 deg. 30 minutes East 194.4 feet to a point; thence North 83 deg. 30 minutes West 117.25 feet to a point; thence South 3 deg. 44 minutes 28 seconds West 208.25 feet to a point; thence North 89 deg. 45 minutes 29 seconds East 118.2 feet to the point of beginning and containing 0.5432 acres.

WHEREAS, at said sale Wells Fargo Bank, NA was the highest bidder and best bidder, therefore, for the sum of \$76,181.17 and the same was then and there struck off to Wells Fargo Bank, NA and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

WHEREAS, Wells Fargo Bank, NA, has requested transfer and assignment of its bid to Federal National Mortgage Association and has authorized the undersigned to convey the property described above to Federal National Mortgage Association and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of Wells Fargo Bank, NA, as the highest and best bidder to Federal National Mortgage Association, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto Federal National Mortgage Association the land and property herein described.

I convey only such title as is vested in me as Substitute Trustee.

ASH/F10-2625

WITNESS MY SIGNATURE, this the 17 day of December, 2010.

Emily Kaye Courteau, Substitute Trustee

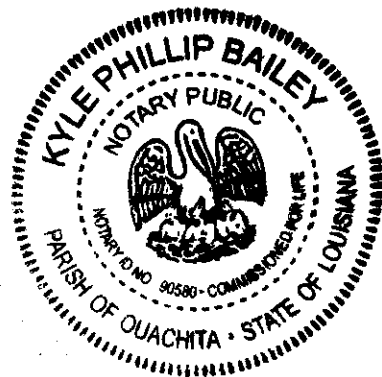
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 17 day of December, 2010, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.

NOTARY

AT DEATH
MY COMMISSION EXPIRES



DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 13th day of March, 2009 and acknowledged on the 13th day of March, 2009, Miller L. Weston, surviving joint tenant of that certain Grant Deed recorded May 11, 1999 in Book 333 Page 268 the other Joint Tenant having died April 13, 2005, executed and delivered a certain Deed of Trust unto William H. Glover, Jr., Trustee for Wells Fargo Bank, NA, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 3010 at Page 227; and

WHEREAS, on the 4th day of November, 2010 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in DK T Book 3240 at Page 231; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 14th day of December, 2010, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

The land described herein is situated in the State of Mississippi, County of DeSoto, and is described as follows:

0.5432 acres in the Southeast Quarter of Section 21, Township 2 South, Range 8 West, DeSoto County, Mississippi described as commencing at the intersection of the center line of Tulane Road with the center line of Nesbit Road a point commonly accepted as the Southeastern corner of said Section 21; thence run South 89 deg. 45 minutes 29 seconds West a distance of 353.44 feet to a point in

Volume No. 115 on the 23 day of Nov., 2010

Volume No. 115 on the 30 day of Nov., 2010

Volume No. 115 on the 7 day of Dec., 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

Volume No. _____ on the _____ day of _____, 2010

Diane Smith

the center line of said Nesbit road; thence run North 00 deg. 45 minutes 56 seconds West a distance of 40 feet to a point in the North right-of-way of said Nesbit road and the point of beginning of the herein conveyed tract; thence North 3 deg. 30 minutes East 194.4 feet to a point; thence North 83 deg. 30 minutes West 117.25 feet to a point; thence South 3 deg. 44 minutes 28 seconds West 208.25 feet to a point; thence North 89 deg. 45 minutes 29 seconds East 118.2 feet to the point of beginning and containing 0.5432 acres.

I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 15th day of November, 2010.

Emily Kaye Courteau

Substitute Trustee

2309 Oliver Road

Monroe, LA 71201

(318) 330-8020

ASH/F10-2825

P U B L I S H E R

11.23.10/11.30.10/12.7.10

Sworn to and subscribed before me, this 7 day of Dec., 2010

BY *Judy H. Douglas*

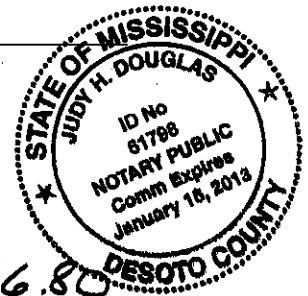
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 484 words @ .12 \$ 58.08

B. 2 subsequent insertions of 968 words @ .10 \$ 96.80

C. Making proof of publication and depositing to same \$ 3.00

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2445 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229